

TRANSFER
TAX
PAID

WARRANTY DEED
Statutory Short Form

002079

JOSEPH M. DONATO and SHARON C. DONATO, whose mailing address is 123 Shadow Brook Drive, Warwick, Rhode Island 02886, for consideration paid, grant to STEPHEN F. DUBORD, whose mailing address is P.O. Box 708, Waterville, Maine 04903, with Warranty Covenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows; to wit:

A CERTAIN LOT or parcel of land with the buildings thereon situated in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows:

BEGINNING at a point marked by an iron pin on the southerly side of Westview Drive, said point being the northwesterly corner of land now or formerly of Howard Gerald; thence southerly along the westerly line of the land of Gerald a distance of two hundred thirty-five (235) feet, more or less, to an iron pin, said pin being the northerly line of Kennedy Memorial Drive; thence westerly along the northerly line of Kennedy Memorial Drive, a distance of two hundred forty (240) feet, more or less, to an iron pin; thence northerly turning an inside angle of 90' a distance of two hundred fifty-seven (257) feet, more or less, to an iron pin, said pin being located in the southerly line of Westview Drive; thence easterly along the southerly line of Westview Drive, a distance of two hundred forty-five (245) feet, more or less, to the point of beginning.

THIS CONVEYANCE is made expressly subject to the conditions and restrictions contained in a certain deed from Arthur Eaton to Paul J. Mitchell as recorded in the Kennebec County Registry of Deeds in Book 1589, Page 493.

BEING all and the same premises acquired by Joseph M. Donato and Sharon Donato by Warranty Deed from Thomas A. Wilhelm and Cheryl B. Wilhelm dated October 15, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3040, Page 24.

THE PREMISES are conveyed subject to the following mortgages:

1. Mortgage to Peoples Heritage Savings Bank dated October 15, 1986, and recorded in the Kennebec County Registry of Deeds in Book 3040, Page 25.
2. Mortgage to Peoples Heritage Savings Bank dated March 22, 1990, and recorded in the Kennebec County Registry of Deeds in Book 3709, Page 296.

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WITNESS our hands and seals this 7th day of August, 1993.

Signed, Sealed and Delivered
in the presence of:

Katherine P. Terry

Joseph M. Donato
Joseph M. Donato

Sharon C. Donato
Sharon C. Donato

STATE OF RHODE ISLAND
COUNTY OF KENT

Dated: _____, 1993

Then personally appeared the above named JOSEPH M. DONATO and SHARON C. DONATO and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Jeffrey M. Lema
Notary Public

Print Name Jeffrey M. Lema
My Commission Expires 2/24/94



RECEIVED KENNERED SS.

96 AUG 23 AM 11:12

ATTEST: Theresa Reed Thomas
REGISTER OF DEEDS